



CITY OF AUBURN

Community Development Department

1225 LINCOLN WAY • AUBURN, CA 95603 • PHONE (530) 823-4211 • FAX (530) 885-5508

NEGATIVE DECLARATION

Project: City of Auburn 2008-2013 Housing Element Update

Lead Agency: City of Auburn Community Development Department
1225 Lincoln Way; Auburn, CA 95603

Contact Person: Reg Murray, Senior Planner; (530) 823-4211 ext 140

Description of Project: The 2008 Housing Element update is a statement by the City of Auburn of its current and future housing needs. The purpose of the Housing Element is to establish goals, policies, and programs that address identified housing needs. The Housing Element has been prepared to meet the requirements of state law (Section 65580 – 65589.8 of the California Government Code) and community objectives as stated in the General Plan Amendment. The Housing Element also addresses the needs of special population groups defined under state law (Section 65583 of the California Government Code), equal housing opportunity, housing rehabilitation, and housing subsidies for owners and renters.

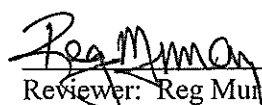
Project Location: The City of Auburn is located in the southern portion of the Sacramento Valley, near the transition to the Sierra Nevada foothills, within south Placer County, California.

Statement: A review of the project and the information submitted to the Community Development Department indicates that this project WILL NOT have a significant adverse impact on the environment with the application of mitigation measures as detailed in the Initial Study.

Review Period: 11/7/08 – 12/8/08

Public Hearing Date: The public hearing for this project is tentatively scheduled for review by the Auburn City Council on Monday, December 8, 2008 at 6:00 p.m. in the Auburn City Council chambers, 1225 Lincoln Way, Auburn, CA 95603.

Document Availability: Copies of the proposed mitigated negative declaration are available for review at, and comments can be submitted to, the Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.



Reviewer: Reg Murray, Senior Planner
Auburn Community Development Department

11/7/08
Date

**NEGATIVE DECLARATION
FOR THE
CITY OF AUBURN HOUSING ELEMENT UPDATE
AMENDMENT TO THE CITY'S GENERAL PLAN**

**UPDATED FOR
THE CITY OF AUBURN
BY
STUART AND GRAHAM**

**DOCUMENT SUBMITTED FOR PUBLIC REVIEW:
NOVEMBER 7, 2008**

**COMMENTS MAY BE SENT TO:
THE CITY OF AUBURN
COMMUNITY DEVELOPMENT DEPARTMENT
1225 LINCOLN WAY
AUBURN, CALIFORNIA 95603**

I. BACKGROUND

1. **Project Title:** City of Auburn Housing Element Update
Resolution No. 2008 –
2. **Lead Agency Name and Address:** City of Auburn
Community Development Department
1225 Lincoln Way
Auburn, CA 95603
3. **Contact Person:** Reg Murray, Senior Planner
Phone: (530) 823-4211 ext. 140
4. **Project Location:** The City of Auburn is located in the southern portion of the Sacramento Valley, near the transition to the Sierra Nevada foothills, within south Placer County, California.
5. **Project Sponsor's Name and Address:** City of Auburn
Community Development Department
1225 Lincoln Way
Auburn, CA 95603
6. **General Plan/Zoning Designations:** The proposed General Plan Amendment would affect properties citywide with residential zoning designations and lands zoned Commercial, which allow residential development as of right and through a conditional use permit process.
7. **Description of project:**

The 2008 Housing Element update is a statement by the City of Auburn of its current and future housing needs. The purpose of the Housing Element is to establish goals, policies, and programs that address identified housing needs. The Housing Element has been prepared to meet the requirements of state law (Section 65580 – 65589.8 of the California Government Code) and community objectives as stated in the General Plan Amendment. The Housing Element also addresses the needs of special population groups defined under state law (Section 65583 of the California Government Code), equal housing opportunity, housing rehabilitation, and housing subsidies for owners and renters.

Projected housing needs for the City of Auburn for this planning period were determined through the regional housing needs allocation process. The updated Housing Element covers the period of 2008 – 2013 corresponding with the Sacramento Area Council of Government's (SACOG) 2006-2013 Regional Housing Needs Plan (RHNP) adopted by the SACOG Board of Directors on February 21, 2008. The City of Auburn received a Regional Housing Needs Allocation (RHNA) of 307 total new housing units, which equates to an annual need of approximately 44 units. The following table shows the City of Auburn's 2006-2013 planning period allocation by income level, as determined by the RHNA.

Regional Housing Needs Allocation (2006–2013)

Dwelling Units	Percent of Total	Income Level
43	14.0%	Extremely Low-Income
78	11.4%	Very Low-Income
52	16.9%	Low-Income
51	16.6%	Moderate-Income
126	41.1%	Above Moderate-Income
307	100%	Total

Source: SACOG 2006-2013 Regional Housing Needs Plan.

The Housing Element is strictly a planning document. The Housing Element does not require the City or others to construct housing. The Housing Element determines whether the City can accommodate its regional housing allocation assigned by SACOG under the RHNP, identifies current and projected housing needs for special needs groups. Through implementation of numerous policies and programs identified in the 2008-2013 Housing Element the City can meet its RHNA and provide a variety of housing types that address the housing and supportive needs of special needs groups.

Residential projects facilitated by programs and/or policies contained in the Housing Element may have environmental impacts and those projects will be subject to project specific environmental review. The City will evaluate specific projects based on their compliance with the General Plan, applicable Community Plans, Zoning Ordinance, other ordinances and CEQA. Compliance with the programs and policies of the Housing Element does not ensure entitlements or project approval.

8. Surrounding Land Uses and Setting:

This project is a General Plan Amendment that is citywide in application and includes the City of Auburn Planning Area (City of Auburn General Plan (1993)).

9. Other public agencies whose approval is required:

Although this project does not require other public agency approvals, the California Department of Housing and Community Development (HCD), per Section 65585 of the California Government Code, is required to review the document before it can be adopted as a General Plan Amendment.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (X) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages: *(Note: None of the environmental factors would be potentially affected by this project; therefore none have been checked.)*

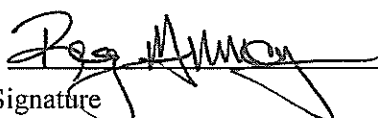
CITY OF AUBURN
HOUSING ELEMENT UPDATE NEGATIVE DECLARATION

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agricultural Resources		Hydrology / Water Quality		Recreation
	Air Quality		Land Use / Planning		Transportation / Traffic
	Biological Resources		Mineral Resources		Utilities / Service Systems
	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology / Soils		Population / Housing		

III. DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	


Signature

11/7/08
Date

PEG MURRAY
Printed Name

IV. ENVIRONMENTAL EVALUATION ISSUES AND DISCUSSION:

AESTHETICS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Have a substantial adverse effect on a scenic vista?				X
2) Substantially damage scenic resources, including, but not limited to, trees rock outcroppings, historic buildings, within a state scenic highway?				X
3) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
4) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

Discussion – All Items:

The General Plan EIR addressed these impacts and the aesthetic resources of the City. The City's Conservation and Open Space Element policies provide for the preservation of scenic resources. Land use designations and zoning districts, as a rule, will not be changed by the adoption of the updated Housing Element. Residential projects requiring substantial changes in General Plan land use designations or zoning will require a separate review for potential aesthetic impacts. New dwelling units would not produce substantial light or glare and would be subject to the City standards, design regulations, and Uniform Building Code Standards; therefore, there are no anticipated impacts to the City's scenic resources as a result of this project.

AGRICULTURAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2) Conflict with General Plan or other policies regarding land use buffers for agricultural operations?				X
3) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
4) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use?				X

Discussion – All Items:

The Auburn General Plan Land Use Element Policy 2.1 will actively promote and preserve agricultural use on lands in the regional area (Page IV-2). As a result of the Housing Element Update no dwelling units will be constructed on lands zoned for agricultural uses.

AIR QUALITY – Would the Project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Conflict or obstruct implementation of the applicable air quality plan?				X
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
3) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
4) Expose sensitive receptors to substantial pollutant concentrations?				X
5) Create objectionable odors affecting a substantial number of people?				X

Discussion – All items:

The Housing Element update serves as a planning document establishing goals, policies, and objectives relative to the provision of housing needs for all income levels. The updated Housing Element does not supersede existing City policies, standards, or codes. Future projects will be subject to City policies and environmental review as required State law.

BIOLOGICAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U. S. Fish & Wildlife Service?				X
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and				X

CITY OF AUBURN
HOUSING ELEMENT UPDATE NEGATIVE DECLARATION

Wildlife Service?				
3) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, costal, etc.) through direct removal, filing, hydrological interruption, or other means?				X
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?				X

Discussion – All items:

The Housing Element update will not affect biological resources. Potential biological resource impacts associated with development of housing units will vary on a project-by-project basis. All future projects will be subject to separate environmental review at the time a development proposal is made and project specific biological resource impacts will be assessed in accordance with State law and local policies.

CULTURAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
3) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
4) Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion – All items:

The Housing Element update will not affect cultural resources. Cultural resources which may be affected by individual projects will be assessed on a project-by-project basis. Environmental review of individual projects will ensure applicable City, State and Federal laws and guidelines are complied with related to the protection and/or preservation of cultural resources and will reduce potential impacts to a less than significant level.

GEOLOGY AND SOILS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
2) Result in substantial soil erosion or the loss of topsoil?				X
3) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
4) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?				X
5) Have soils incapable of adequate supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion – All items:

The Housing Element update will not affect geologic and/or soil conditions. Geologic and/or soil conditions that may be affected by individual projects will be assessed on a project-by-project basis. All future projects will be subject to separate environmental review at the time a development proposal is made and project specific geologic and/or soil impacts will be assessed in accordance with State law and local policies.

HAZARDS & HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous				X

CITY OF AUBURN
HOUSING ELEMENT UPDATE NEGATIVE DECLARATION

materials into the environment?				
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
5) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
6) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion – All items:

The Housing Element update will not generate hazards or hazardous materials. Future residential projects would not result in the storage, transport, use, or manufacture of hazardous materials. Future projects will be assessed on a project-by-project basis with regard to potential hazard exposure and local and State guidelines will apply.

HYDROLOGY & WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Violate any water quality standards or waste discharge requirements?				X
2) Substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?				X
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X

CITY OF AUBURN
HOUSING ELEMENT UPDATE NEGATIVE DECLARATION

4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
5) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
6) Otherwise substantially degrade water quality?				X
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
9) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
10) Inundation by seiche, tsunami, or mudflow?				X

Discussion – All items:

The Housing Element update will not affect hydrology and water quality. Hydrology and water quality will be assessed on a project-by-project basis. Environmental review of individual projects will ensure all hydrologic and water quality impacts are addressed in accordance with applicable local policies and State laws.

LAND USE AND PLANNING – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Physically divide an established community?				X
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
3) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion – All items:

The Housing Element update provides policies and programs to address existing and future housing needs for all income levels. The Housing Element does not grant entitlement for any project. The Housing Element is consistent with the General Plan and Land Use Element.

MINERAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
2) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion – All items:

The Housing Element update will not by itself impact mineral resources. All future projects will be subject to environmental review and impacts to mineral resources assessed

NOISE – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
2) Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
6) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion – All items:

The Housing Element update will not affect noise conditions. Potential noise impacts will be considered on a project by project basis. The City's Noise Ordinance (Chapter 93, City of Auburn Municipal Code) would apply to proposed projects and each development project would be subject to environmental review at the time a development proposal is made and project noise impacts or constraints would be assessed at that time.

POPULATION AND HOUSING – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion – All items:

The Housing Element update in itself will not result in substantial population growth in the City of Auburn. The Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan has allocated 307 housing units to the City of Auburn. The Housing Element provides for policies and programs to facilitate the provision of the projected housing need for all income levels. Future housing projects will be subject to the environmental review process and resulting population growth impacts will be assessed during that review process. Housing Element policies and programs will not result in displacement of existing residents, as it addresses the conservation and maintenance of the City's existing housing stock.

PUBLIC SERVICES -- Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
ix) Parks				X
x) Other public services?				X

Discussion – All items:

The Housing Element update itself will not affect the ability of the City to meet public service needs. Future projects will be subject to environmental review, including impacts to fire, police, schools, parks, as well as other applicable public services and will be required to comply with all City policies and regulations for provision of public services.

RECREATION -- Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion – All items:

The Housing Element update itself will not increase the use of parks and recreational facilities. All future projects will be subject to environmental review, and proposed projects will be required to comply with the City's policies regarding the provision of parks and recreational facilities.

TRANSPORTATION & TRAFFIC – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
2) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
5) Result in inadequate emergency access?				X
6) Result in inadequate parking capacity?				X
7) Conflict with adoption policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion – All items:

The Housing Element update itself will not affect transportation or traffic. Future projects may impact transportation and traffic, however the extent of the impact on traffic, pedestrian, and bicycle circulation, alternative transportation or parking cannot be assessed at this time since it would vary based on the proposed project. Future projects will be subject to the environmental review process and be required to meet the City's policies and standards with regard to transportation and traffic impacts associated with the project.

UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needs?				X
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?				X
6) Be served by a land fill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
7) Comply with federal, state and local statues and regulations related to solid waste?				X

Discussion – All items:

The Housing Element update itself will not impact utilities or service systems. Future projects will increase demand for utilities and service systems, however, the increase cannot be determined at this time without project specific information. Future projects will be subject to the environmental review process, and will be evaluated for their impact on utilities and service systems. Future projects will be required to meet all local, state and federal regulations with regard to water, solid waste disposal and waste water treatment.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
2) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
3) Does the project have environmental effects which will cause substantial effects on human beings, either directly or indirectly?				X

Discussion – All items:

The Housing Element update itself will not result in any new impacts. The Housing Element is a planning document and does not provide entitlements for any project. All projects undertaken in the course of implementing the policies and programs contained in the 2008-2013 City of Auburn Housing Element will require separate environmental review in accordance CEQA Guidelines. Impacts resulting from new development have been evaluated as part of the City of Auburn 1993 General Plan EIR and applicable Specific Plan EIR's.

V. RESOURCES CONSULTED:

1. City of Auburn General Plan (November 1993)
2. City of Auburn General Plan Final Environmental Impact Report (August 1993)
3. City of Auburn Draft Housing Element (2008-2013)

Note: All documents cited can be obtained at:

City of Auburn
Community Development Department
1225 Lincoln Way
Auburn, CA 95603